THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09122337**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $239,250.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2009. Notary Public My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

WARRANTY DEED

Address New Owner: Third Act Investments, LLC 1904 Sweetbriar Ave Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10416024300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith Sykes*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Third Act Investments, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 65 feet of the westerly 67 feet of Lot No. 247 on the Map of Belmont Heights, of record in Book 421, page 34, Register's Office for said County. Said part of said Lot No. 247 fronts 65 feet on the north side of Sweetbrier Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed by Warranty Deed from W.H. Gammel and wife, Odessa Gammel to Charles T. Sykes and wife, Mary Zelma Sykes as recorded on the 26th day of October, 1944 in Book 1286, Page 218 and Warranty Deed from Charles T. Sykes to Charles T. Sykes and wife, Helen B. Sykes as recorded on the 18th day of May, 1964 in Book 3762, Page 277, in the Register's Office of Davidson County, Tennessee.

Keith Sykes being the sole Heir of Helen B. Sykes per Affidavits of Heirship of record in Instrument 20100114-0003655 and 20100114-0003656. Helen B. Sykes having deceased on December 26, 2008 and Charles T. Sykes predeceasing her on January 4, 1997.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

*Keith Sykes, Married, said property was never the marital residence of grantor.

BILL GARRETT, Davidson County
Trans:T20100002878 DEEDWARR
Recvd: 01/14/10 14:55 2 pgs
Fees:13.00 Taxes:885.23
20100114-0003657

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1904 Sweetbriar Ave Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2009.

Keith Sykes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith Sykes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2009.

Notary Public

My Commission Expires: _____

My Commission Expires
April 17, 2010

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY